



ALMA STREET



Client: Thirteen Group
Project Value: £2.8 million
Project Details: Transforming the former Alma House into 34 homes for rent, comprising a mix of house types including apartments, houses and bungalows.

Portland was appointed to assist with all aspects of civil and structural engineering including FRA and Drainage Strategy, road designs, site levels, private drainage and all associated details.

- Surface water drainage design in accordance with Tees Valley SuDS guidance, building regulations and Northumbrian Water requirements
- Infiltration and discharge to a watercourse were both investigated in line with the hierarchy for surface water disposal. Both were proven unviable due to ground conditions and the distance to the nearest watercourse.
- As other options for disposal were discounted a connection to the existing sewer network was agreed with a NWL and the LLFA through the planning process with a discharge rate equivalent to Greenfield rates
- Due to site constraints the SuDS design was kept a minimum whilst gaining LLFA approval. The approach that was taken was to propose large diameter pipes to cater for the 30 year storms. In addition, attenuation was designed to accommodate the 100 year storms.
- The highways designs and all finished floor levels were designed to optimise site levels.

